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Karen A. Yarbrough

Cook County Clerk

Date: 04/11/2023 10:35 AM Pg: 1 of 2

THIS INSTRUMENT WAS PREPARED BY/MAIL TO:

Law Offices of Matthew C. Baysinger

1900 W 75th St

Woodridge, IL 60517

NAME & ADDRESS OF PROPERTY OWNER:

Alice Edwards

7735 S. Spaulding Ave.

Chicago, IL 60652

**ILLINOIS REAL PROPERTY TRANSFER ON DEATH INSTRUMENT (TODI)
PURSUANT TO § 755 ILCS 27/1 ET SEQ.**

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a TODI), which was completed and signed before a notary public on the following date: March 30th 2023, by the property owner or owners, whose name(s) is/are: Alice Edwards, and currently live(s) at the street address of: 7735 S. Spaulding Ave. in the City of: Chicago and County of: Cook, in the State of: Illinois with a zip code of: 60652, while being of sound mind and disposing memory, do/does now hereby make(s), declare(s) and publishes this TODI, stating and attesting to the following: That the above-referenced property owner(s), is/are, the **SOLE** owner(s) of the real property, under a duly recorded DEED or other CONVEYANCE INSTRUMENT which was recorded on the date of: 4/12/2000 as document number: 00256402 with the proper County Agency in the County of: Cook in the State of Illinois. Furthermore, this TODI is intended to transfer the following real property:

LEGAL DESCRIPTION: CHECK WHICH APPLIES – ☒ WRITTEN BELOW - or - ☐ SEE ATTACHED

LOT 31 IN BLOCK 7 IN MILLER'S 79TH AND KEDZIE AVENUE MANOR, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY INDEX NUMBER(PIN): 1 9 - 2 6 - 4 1 2 - 0 1 2 - 0 0 0 0

COMMONLY REFERRED TO ADDRESS: 7735 S. Spaulding Ave.

Chicago, IL 60652

Finally, the owner(s), while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, do(es) now hereby **CONVEY** and **TRANSFER**, effective upon the death of the above-named **OWNER**, or last to die of the **OWNERS**, the above-described real property to the named **BENEFICIARY** or **BENEFICIARIES** on the following page in the specified **TENANCY TYPE** if multiple **BENEFICIARIES**.

SPECIAL NOTICE: This form is provided compliments of COOK COUNTY CLERK KAREN A. YARBROUGH, and DOES NOT CONSTITUTE LEGAL ADVICE. Furthermore, it is provided WITHOUT any TITLE EXAMINATION or REVIEW of your individual estate plan. PLEASE CONTACT AN ATTORNEY OR LICENSED ESTATE PLANNING PROFESSIONAL if you have additional questions, comments or concerns regarding how to complete this form. COOK COUNTY CLERK'S OFFICE STAFF MAY NOT assist you with the preparation of this, or any legal document.

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TRANSFER ON DEATH INSTRUMENT – PAGE 2 (THIS INSTRUMENT IS EXEMPT PURSUANT TO § 35 ILCS 200/31-45, PARA, PROPERTY TAX CODE)

As referenced on the foregoing page, the aforementioned OWNER(S) does now hereby CONVEY and TRANSFER, effective upon the death of the above named OWNER, or last to die of the OWNERS, the above-described real property to the named BENEFICIARY or BENEFICIARIES in the specified TENANCY TYPE if multiple BENEFICIARIES are listed. Additionally, in the event the BENEFICIARY or BENEFICIARIES pre-decease the OWNER or OWNERS, the following CONTINGENCY BENEFICIARY or BENEFICIARIES should receive the interest outlined in this instrument, in the designated TENANCY TYPE:

BENEFICIARY (A)	BENEFICIARY (B)	BENEFICIARY (C)	BENEFICIARY (D)
Daniel Edwards	Danielle Evans		
7735 S. Spaulding Ave.	6622 Foster		
Chicago, IL 60652	Morton Grove, IL 60053		

If more BENEFICIARIES are desired, please attach separate sheet of paper with the full names of the desired additional BENEFICIARIES. Also, if there are multiple beneficiaries, the OWNER(S) desire(s) receive the transfer, it should be BENEFICIARIES IN THE FOLLOWING TENANCY TYPE:

CHOOSE ONE (ONLY): ☒ JOINT TENANTS IN COMMON W/ RIGHT OF SURVIVORSHIP -OR- ☐ TENANTS IN COMMON W/O RIGHT OF SURVIVORSHIP

In the event all of the above referenced BENEFICIARIES pre-decease the owner/owners, the following CONTINGENCY BENEFICIARIES shall replace them:

CONTINGENCY BENEFICIARY (A)	CONTINGENCY BENEFICIARY (B)	CONTINGENCY BENEFICIARY (C)	CONTINGENCY BENEFICIARY (D)

I, or we, the SOLE OWNER(S) hereby swear and affirm that the foregoing wishes were made as my/our free and voluntary act for the purposes set forth.

PRINT OWNER NAME (A): Alice Edwards	PRINT OWNER NAME (B):
SIGNATURE OF OWNER (A): <i>Alice Edwards</i>	SIGNATURE OF OWNER (B):
DATE SIGNED BEFORE NOTARY: 3-30-23	DATE SIGNED BEFORE NOTARY:

WITNESS DECLARATION – THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNER/OWNERS, ALL WITNESSES, AND A NOTARY PUBLIC:

We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owner(s) as her, his, or their voluntary TODI in our presence, at the request of her, him or them, and while also in the presence of one another. We also do now hereby swear and affirm that we are signing our names to this instrument with the belief and knowledge that the owner or owners, was or were, at the time of signing of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

PRINT WITNESS NAME (A): Rhonda Eason	PRINT WITNESS NAME (B): MICHAEL MENDO
SIGNATURE OF WITNESS (A): <i>Rhonda Eason</i>	SIGNATURE OF WITNESS (B): <i>Michael Mendo</i>
DATE SIGNED BEFORE NOTARY: 3-30-23	DATE SIGNED BEFORE NOTARY: 3-30-23

NOTARY VERIFICATION SECTION:

STATE OF <u>Illinois</u>	DATE NOTARIZED: <u>3/30/2023</u>
COUNTY OF <u>COOK</u>	

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the owner or owners, and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

PRINT NOTARY NAME: <i>Octavia Hutchison</i>	SIGNATURE OF NOTARY: <i>Octavia Hutchison</i>
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AFFIX NOTARY STAMP BELOW:

